

FORM B - BUILDING

MASSACHUSETTS HISTORICAL
COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Locus Map



Recorded by: Lara Kritzer, JM Goldson
community preservation + planning

Organization: Hanson Historical Commission

Date (*month / year*): June 2018

Assessor's Number USGS Quad Area(s) Form
Number

92-0-7-0

Hanover

HNS.260

Town/City: Hanson

Place: (*neighborhood or village*):

Address: 48 West Washington Street

Historic Name: Cobb-Tolman-Soper Shoe
Factory

Uses: Present: Single-Family
Residential
Original: Shoe Factory

Date of Construction: ca. 1810

Source: White's History, Plan 2 No. 56,
Local Historian Allan Clemons

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete

Wall/Trim: Wood Clapboard/Wood

Roof: Asphalt Shingle

Outbuildings/Secondary Structures:

Granite retaining wall running along south
property line (West Washington Street)

Major Alterations (*with dates*): Additions
to north and northeast of original house, enclosed
front entry porch, and replacement windows and
doors

Condition: Poor

Moved: no ☐ yes ☒ **Date:**
1850-51

Acres: .72 Acres

Setting: Located on one of Hanson's main
thoroughfares adjacent to a small commercial
center in an area of predominantly single-family
homes ranging from early eighteenth century
farmhouses to late twentieth century suburban
development on large lots which includes grass
lawns and numerous mature trees, bushes, and
other vegetation.

INVENTORY FORM B CONTINUATION SHEET

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The two-story structure has a gable-end roof over a rectangular footprint with later additions to the north façade and an enclosed front entry porch across its front façade. The asphalt shingled gable-end roof has a large brick chimney at the north end of the roof ridge and a second chimney located at the center of the first addition to the north. That first addition began as a one-story, gable-end roofed addition and was later enlarged by the addition of shed dormers on the east and west roof slopes. A separate, taller one-and-a-half story structure is attached to the northeast corner of this addition and extend to the east. This building is of a different scale and design from the rest of the house and appears to be a separate structure which was attached to the building long after its original construction. A shed roofed carport is located on the east façade of this structure. The overall building has an L shaped footprint and is wood clapboard sided with wood trim and wood replacement double hung windows that are one-over-one in style. The building is currently vacant and in a deteriorated condition and much of its original trim and detailing appears to have been removed.

The house faces south towards West Washington Street. The original gable-end has a moderate roof slope which extends out only slightly beyond the facades below. A wide band of wood molding surrounds the eaves on the east and west façade, while on the south facing gable end, this same trim encloses the pediment on three sides. At the center of the pediment is a semi-circular fixed window with wood siding installed in a fan shaped detail extending from the window to the outer trim of the pediment. Below, a single window is located in the second floor of the gable-end over a large, enclosed former porch that spans the first floor of the façade. The porch is flat roofed with a narrow band of wood trim around its projecting edge. A metal replacement half door is located behind a storm door at the center of the enclosure's south façade with a large double hung window to its left and a smaller two-part casement to its right. The porch has no foundation and is supported by cement blocks at the corners. The southeast corner of the crawlspace is screened with vertical wood board but the rest of the space is open. An open wood step leads from the door into the grass lawn.

On the west facade of the house, both the enclosure to the south and the addition to the north are coplanar with the original gable façade. The second floor of the main house has three double hung windows on its second floor and two on its first. Two windows are visible in the shed dormer to the north of the house, while on the first floor below, a large picture window is centered between a long double hung window on the left and a smaller one to the right. On the east façade of the building, the addition to the north is coplanar with the main house, but the southern enclosure is set in slightly from the southeast corner of the original gable-end house by wood trim around the corner. A two-part casement is centered on the east façade of the enclosure. On the two-story house, three double hung windows are evenly distributed across each floor. Two double hung windows are located on the shed dormer over a side entrance flanked by double hung windows on the first floor of the addition. The door itself is not visible behind its metal storm door, but this appears to be one of the main entrances to the house.

The building to the northeast has a Cape style form with a gable roof which has had its north roof slope lifted to create a full two-story rear façade. The south façade of the building has a tall, one-story appearance due to the exposed concrete foundation. The trim at the eaves and corner boards is narrower than on the rest of the house, and the main door is located at the center of the south façade behind a metal storm door. Cement steps lead down from the door to the asphalt paved driveway. A double-hung window with surviving shutters is located to

Continuation sheet 2

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the left of the door, while a larger, three part bay window is located to the right. The bay has a short hip roof tucked in below the eaves over a large picture window flanked by two narrow double hung windows on either side. The lower edge of the bay appears to be a different material from the siding, and slants down to the wall below. On the east façade of this addition, a shallow shed-roofed carport extends out over most of the first floor of the façade. The carport has wood posts and is partially enclosed on the south and east sides with plastic and wood board.

The house is located at the center of a flat site which is rapidly becoming overgrown. A low stone and granite wall runs along the south property line with an opening to the east of the house for the asphalt paved driveway that runs to the front of the northeast addition. Mature trees line the south façade behind the wall and extend along the east and west property lines to a densely vegetated area to the north of the house. A grass lawn with ornamental trees is located to the south and east of the house.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

According to White's *History of Hanson*, this house had originally stood on Spring Street near the corner of West Washington Street (then Willow Street) and Spring Street by the stone wall next to the Vinal Place. It had been built by Theodore Cobb (1804-1889), son of Cornelius Cobb(1775-1833),¹ who owned a large estate and store on the south side of West Washington Street, John Tolman, a shoemaker, and Jeremiah Soper, a merchant and shoe manufacturer who lived nearby on Spring Street, as a shoe factory. White does not specify whether the stone wall ran along Spring Street or West Washington or exactly when this construction took place but does explain that the venture was not a financial success, and that the building was later moved and converted into a dwelling house. White suggests that this was originally done by Cobb, Tolman, and Soper, stating that the group had originally set the building well back from the street to allow space for a "pretentious front" which was apparently never constructed. White states that the first resident was a Dr. Bowdoin, who lived here and kept the post office in the front entry and who was actually named Towle. According to White, this person had changed his name to Bowdoin and then back to Towle to acquire more property but White does not list a first name or time period for Bowdoin/Towle's residency. While there are numerous Bowdoin's and Towle's living in and around Hanson in the nineteenth century, none appear on either the 1830 Smith Plan or 1856 Walling Map of Hanson in this area. However, Gurney's 1884 *History of Hanson*² locates the post office across West Washington Street at Cornelius Cobbs' store stating:

About the time of incorporation the first post-office in town was established and located at the store of Cornelius Cobb, with Capt. Nathaniel Collamore as postmaster, who was succeeded by Mr. Cobb, he having been Mr. Collamore's deputy. Mails were delivered four times each week, coming by stage to Hanover and East Bridgewater each twice a week. Ephraim Cox was mail-carrier for fourteen years, at a salary of eighty dollars per year. Six years he rode on horseback. This office has been continued ever since, with few changes of postmasters.

White's *History* goes on to explain that the building was then moved a second time to its present location by Philomen Perkins around 1848, at which time the stables were built. Perkins then sold the house to Cyrus Drew in 1850-51. The 1856 Walling Map of Hanson shows Cyrus Drew as the owner of two adjacent homes in this area, as well as a store across Willow Street to the southeast. Cyrus Drew (1820-1895) was born to Sarah Thompson and George Drew in either Halifax or Hanson. He married Evelina Donaldson in Falmouth in 1844 and was appointed as a U.S. Postmaster for Hanson in 1849. Beginning in 1850, Cyrus is listed as a merchant, grocer, and occasionally as a farmer, in both state and federal censuses through the 1880s. In 1859, Cyrus Drew sold the house along with an acre of surrounding land to Ferdinand Augustine Bourne, moving north to another

¹ <https://www.findagrave.com/memorial/106058042>

² <https://usgenwebhansonma.wordpress.com/history/1884-history-of-hanson/> , Page 348

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property on Spring Street.³ Ferdinand A. Bourne (1821-1903) was born in Falmouth to Jarvis and Phebe Ewer Bourne and married Chloe D. Donaldson (1827-1908) in 1846. The couple initially lived in Abington before moving to Hanson some time before 1855, where Ferdinand is listed as a shoemaker in state and federal census records from 1855 through the 1870s and beginning in 1880 as a store clerk. Bourne would pass the property on to his son, Ferdinand Jr. (1846-1948), who is listed as a shipping clerk for a shoe factory in the 1910 U.S. Census but by the 1920 U.S. Census had become the Town of Hanson's Clerk and Treasurer, a job which he held into the 1930s. Ferdinand never married and sold the property in 1947 to Harry and Nancy Holbrook.⁴

Harry Francis Holbrook (b. 1893) worked as a grocery store clerk in Hanson before his purchase of 48 West Washington Street. After Nancy's death in 1956, Harry continued to live in the house until his own death in 1959. His estate sold the property in 1960 to Gordon P Alden and Virginia E. Alden.⁵ Gordon Alden died in 1977, and Virginia continued to live in the house until 1986, when she sold it to Frank and Deborah Masciulli, who sold it to current owners Audrey and Elmer Bowman in 1996.⁶ According to neighbors, the house has been vacant for the last year.

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³ Plymouth County Registry of Deeds, Book 295, Page 163

⁴ Plymouth County Registry of Deeds, Book 1962, Page 5

⁵ Plymouth County Registry of Deeds, Book 2776, Page 348

⁶ Plymouth County Registry of Deeds, Book 6983, Page 345; Book 14688 Page 137

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